

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number  
Weneta M.A. Kosmala, Chapter 7 Trustee  
c/o LAW OFFICES OF WENETA M.A. KOSMALA  
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FOR COURT USE ONLY

FILED

OCT 22 2004

CLERK U.S. BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
BY Deputy Clerk

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA

In re: KIMBERLY MARIE ERICKSON AKA KIMBERLY PAPELL,

CASE NO.: SA 03-17540 RA

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: November 17, 2004

Time: 3:00 p.m.

Location: 411 W. Fourth Street, Courtroom 6D, Santa Ana, California

Type of Sale: ☒ Public ☐ Private Last date to file objections: November 4, 2004

Description of Property to be Sold: Residential real property located at 26376 Lombardy Road, Mission Viejo, CA

Terms and Conditions of Sale: Subject to overbid. Earnest money deposit of 10% of bid required. Sale is "as is, where is", with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court. Contact realtor (below) for offer forms.

Proposed Sale Price: \$745,000 or highest bidder.

Overbid Procedure (If Any): Overbid increments: \$10,000 initial / \$1,000 thereafter. 10% earnest money deposit required. Pre-qualified bidders only. See time and other limits in motion on file with the Clerk.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way  
Irvine, CA 92614  
(949) 794-5724 / (949) 553-9799 fax

Date: 10/20/04